

NOV 14, 2023
Mountain Brook of Madison HOA Board Meeting

Mtg was called to order at 6 p.m.

Board Members Ellen Vollers, Robin Zich, Jon Pierce, and Jonathan Adams present.
Chris Keeney, Landscape Committee member present.
Residents present: Kyle and Hilary Brickhouse, Austin and Samantha Omlie

Minutes from the 10 OCT board meeting reviewed and approved..

ENTRANCE LANDSCAPING

Chris Keeney gave the Landscaping Committee Report on the entrance vegetation replanting. She is recommending the purchase of the following vegetation to be spread among the four entrances:

- nine 6-ft, two-column emerald arborvitaes at \$100 each
- moving several cypresses (cost about \$30 each)
- purchasing liriope, three to five clumps. They spread well as ground cover.

Approximate cost estimate is \$1100 for the purchase

Chris will need help placing these and sees it as a volunteer effort with HOA volunteers/willing teenagers.

Robin suggested we pay for the installation of these plants by professionals. James, our lawn care contractor, could do it for a price. He estimated the cost for 24 total plants not to exceed \$3000 limit to plant them. Robin moved, Jonathan seconded and members voted unanimous support.

FINANCIALS REPORT

Bob Seaman's summary on financials:

- YTD operational budget is under by \$4,205.72, leaving a remaining operating budget of \$12,826.72 for the year. The current cash available is \$17,776.55 so the Association, for the end of the year, is in good shape.
- CDs/Money Market research on investing Capital Reserve funds. The best Mr. Seaman could find for CDs was 5 % for eight months. Robin moved that we invest half of the Capital Reserve in CDs and half in a Money Market account. (About \$25,000 each.) Jonathan seconded, unanimous agreement.
- Mr. Seaman says it is time to update who has signature authority on the HOA accounts. Three people are needed for signature authority with the checking account. As the accountant, Mr. Seaman is one. It makes sense the board president should be one, but the BOD decided to discuss at another meeting who would be the third one.

RESIGNATION

Frank Clark texted that he is resigning as secretary and as a member of the board effective today.

With residents present, Hilary Brickhouse volunteered to fill the vacancy. Robin moved and Jon seconded. The BOD, and members present, voted by acclamation to elect her to fill the vacancy for the remainder of the board's current term.

ITEMS PROPOSED FOR **2024 Capital Projects**

1. Jon reported on purchasing and receiving two handicapped parking signs and the associated poles. Total cost is \$259. This is under the \$500 cap for purchases. Jon will turn the invoices in to Ellen for reimbursement. Further, Jon said he is working with the engineers at city hall on installing a concrete ramp from the level of Clearbrook Court street surface to the walkway leading to the Clubhouse raised concrete pad. The city may install both the signs and the concrete pad. That is under consideration by the engineering department. More to come.

Additional discussion considering whether the HOA should install a sidewalk going east from the clubhouse entrance walkway toward the tennis court, turning right before the tennis courts and running toward the swimming pool where we would install a gate to the pool. That would provide parents with strollers and people with wheelchairs a flat surface for accessing the pool and playground area. This issue is being considered for a Capital Improvement project, but no decision has been reached on this. (ADDENDUM: After the meeting, it was noted that such a sidewalk could mesh well with the Capital Project of replacing the fence near the clubhouse, tennis courts, and pool/playground. This is a matter for a future board meeting.)

2. Playground upgrade using rubber pellets under the playground equipment. Some discussion ensued about children picking up mulch, rubber pellets, not to mention mud, and throwing them into the pool. Mrs. Omlie showed the BOD photos of a plastic ground cover as an alternative. More research will be done. Mrs. Omlie said we could see the rubberized sidewalks for playgrounds at Mt. Zion Baptist Church. These sidewalks are guaranteed for 10 -15 years; cost \$3 to \$15 per square foot.
3. A community picnic/BBQ is being considered. Time of year, organization, planning and having such an event will require further BOD discussion.
4. Rekey the pool and all bathrooms and Clubhouse doors. No keys to homeowners until dues paid. Could be new physical metal keys, or hotel room type cards for access to

tennis court, pool, and playground. This may be related to refencing issues mentioned in Item 1 above.

5. Tennis courts are cracked and reflect badly on MTNBRK. Consider allowing pickleball use at the tennis courts. Estimate \$3000 or more to resurface.
6. A shelter near the playground/pool to store lounge chairs in winter and provide a covered picnic shelter for summers.
7. The BOD wants to survey the entire community concerning HOA easements on homeowner properties along Mountain Brook Blvd and other areas. Mr. and Mrs. Omlie noted that Scott Leach of Garver Engineering conducted a survey when the Zierdt Road walkway was installed. Need to check for their drawings of lots and entrances. We will look into getting that survey. Garver Engineering 256-679-5588, 5125 Research Dr NW -- ALGOP Survey.

COVENANT VIOLATIONS

Investigate Covenant Violations Management Company. Discussed Jonathan's plan. Robin motioned, Hilary 2nd, moved, voted and agreed. Includes changing the current 10 days to respond after first notice of violation to fourteen calendar days.

ANNUAL BOARD MEETING DISCUSSION

Mr. Omlie suggested getting and using resident (owners and renters) emails and using texts to contact on violations/fines. Whether that is in addition to mailing letters or replacing letters needs further discussion.

The Brickhouses will begin researching new keying / locks for clubhouse, swimming pool, playground, and tennis courts. (See Item 4 in Capital Projects.)

Last item – annual HOA meeting now 28 NOV 6 p.m.

Mtg adjourned at 7:33 pm

Jonathan Pierce

Secretary